



For further information contact:

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## Property Highlights

The featured undeveloped property is being offered for sale. The site has been rezoned for RM18-S. Located in the heart of Clemmons NC, this is a unique development opportunity.

- Size: 21.65 AC
- Zoning: RM18-S
- Jurisdiction: Village of Clemmons
- Land Use: Multifamily
- Water: Available (County)
- Sewer: Available (County)
- Access: Lewisville Clemmons Rd. & I-40

## Demographics

	3-Mile	5-Mile	7-Mile
2021 Population	30,483	75,496	132,577
Avg. HH Income	\$98,991	\$93,417	\$94,917

## Price Offering

- Offered at: \$2,700,000



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## Market Overview

### Clemmons/Winston-Salem/Piedmont Triad

The Village of Clemmons was founded in 1802 and incorporated in 1986. Clemmons is located in the Northwestern Piedmont section of North Carolina in Forsyth County. The village is ten miles southwest of Winston-Salem. Clemmons is part of the “Piedmont Triad” and the Greensboro/Winston-Salem/High Point Standard Metropolitan Statistical Area. The proximity of Clemmons to this major urban center and its location along Interstate 40 has contributed to the growth of the Village. Clemmons offers a diverse faith community; schools offering grade A academics; enriching arts and champion sports. To the east is the city of Winston Salem. We have a thriving retail community and our choice of restaurants matches that of any large city.

Winston Salem is the fifth largest city in North Carolina with a population of almost 250,000 according to the 2015 census. Neighboring Greensboro and High Point come together to create the Triad, an area with consistently growing commercial activity that creates a continuous need for office space. I-40 is a major east-west Interstate Highway connecting California to North Carolina right through the middle of Winston-Salem.



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